

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: TENTATIVE DESIGNATION OF CHARLESTOWN ECONOMIC
DEVELOPMENT CORPORATION
DISPOSITION PARCEL C-2A1
IN THE CHARLESTOWN URBAN RENEWAL AREA
PROJECT NO. MASS. R-55

WHEREAS, the Boston Redevelopment Authority, (hereinafter referred to as the "Authority"), has entered into a contract for loan and capital grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance in the hereinafter identified Project; and

WHEREAS, the Urban Renewal Plan for the Charlestown Urban Renewal Area, Project No. Mass. R-55, (hereinafter referred to as the "Project Area"), has been duly reviewed and approved in full compliance with local, State and Federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with Federal financial assistance under said Title I, including those prohibiting discrimination because of race, color, sex, religion or national origin; and

WHEREAS, the Charlestown Economic Development Corporation expresses an interest in and has submitted a satisfactory proposal for the development of Disposition Parcel C-2A1 in the Charlestown Urban Renewal Area; and

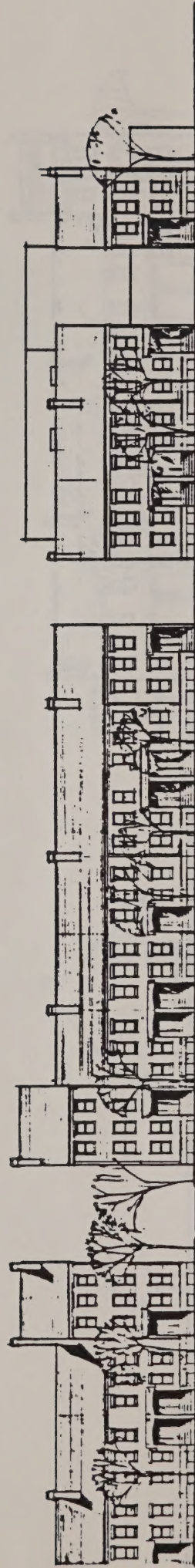
WHEREAS, the Authority is cognizant of Chapter 30, Sections 61 through 62H of the Massachusetts General Laws, as amended, with respect to minimizing and preventing damage to the environment:

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That the Charlestown Economic Development Corporation be and hereby is tentatively designated as Redeveloper of Disposition Parcel C-2A1 in the Charlestown Urban Renewal Area subject to:

- (a) Concurrence in the proposed disposal transaction by the Department of Housing and Urban Development;
- (b) Publication of all public disclosure and issuance of all approvals required by the Massachusetts General Laws and Title I of the Housing Acts of 1949, as amended;
- (c) Submission within ninety (90) days in a form satisfactory to the Authority of:
 - (i) Evidence of the availability of necessary equity funds, as needed; and

- (ii) Evidence of firm financial commitments from banks or other lending institutions; and
 - (iii) Final Working Drawings and Specifications; and
 - (iv) Proposed development and rental schedule.
2. That disposal of Parcel C-2A1 by negotiation is the appropriate method of making the land available for redevelopment.
 3. That it is hereby found and determined that the proposed development will not result in significant damage to or impairment of the environment and further, that all practicable feasible means and measures have been taken and are being utilized to avoid or minimize damage to the environment.
 4. That the developer be and hereby is authorized to petition the Board of Appeals for any zoning changes that may be necessary to complete the proposed development.
 5. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105(E) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure" (Federal Form H-6004).



MAIN STREET ELEVATION - B

DATE
8 NOVEMBER 1988

SCALE
1/8" = 1'-0"

REVISIONS

NOTES:

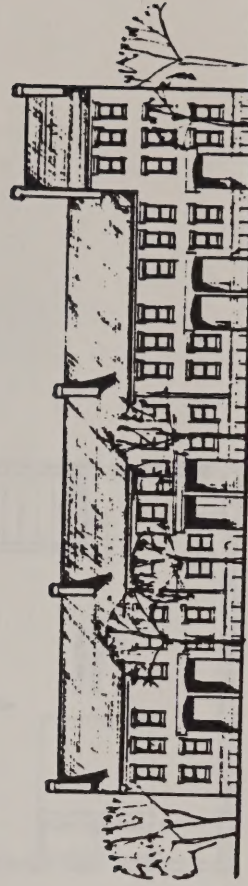
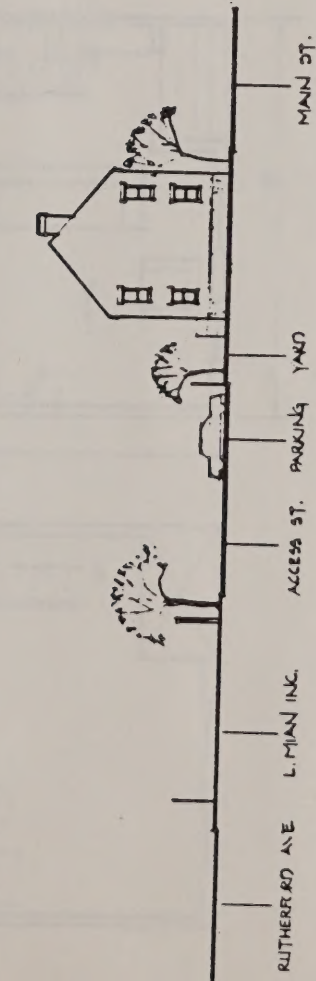
PROPOSAL FOR
PARCEL C-2A1
CHARLESTOWN, MASSACHUSETTS 02129

CHARLESTOWN ECONOMIC DEVELOPMENT CORPORATION



DWG. NO.

4



SITE SECTION AND BALDWIN STREET ELEVATION

PROPOSAL FOR
PARCEL C-2A1

CHARLESTOWN, MASSACHUSETTS 02128

CHARLESTOWN ECONOMIC DEVELOPMENT CORPORATION



DWG. NO.

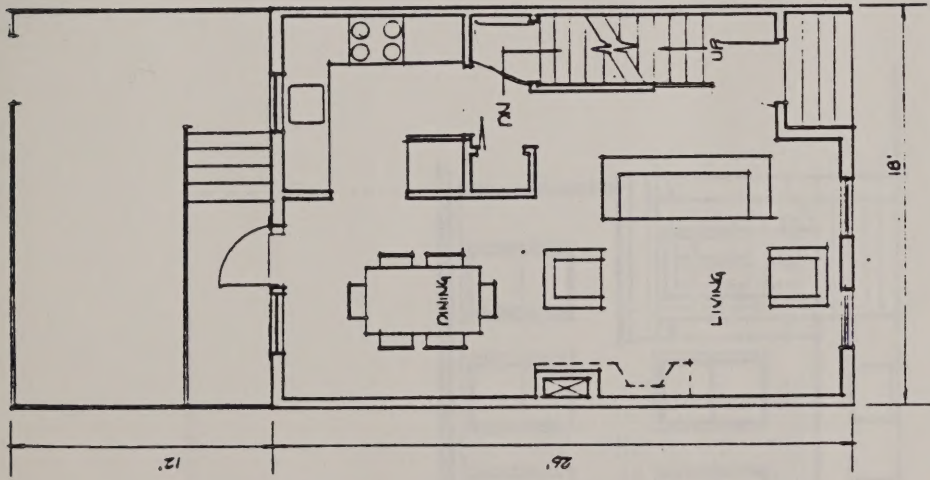
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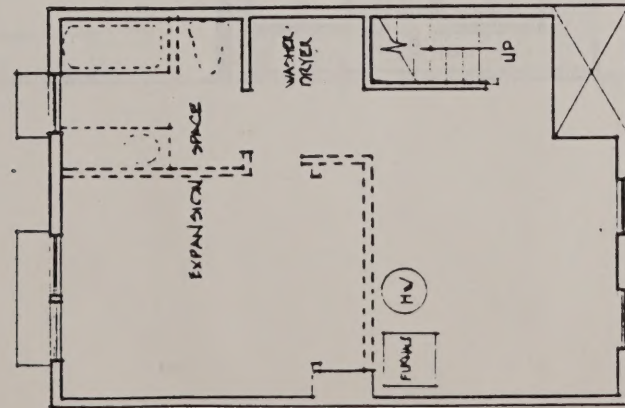
DATE: 6 NOVEMBER 1986

SCALE: 1/8" = 1'-0"

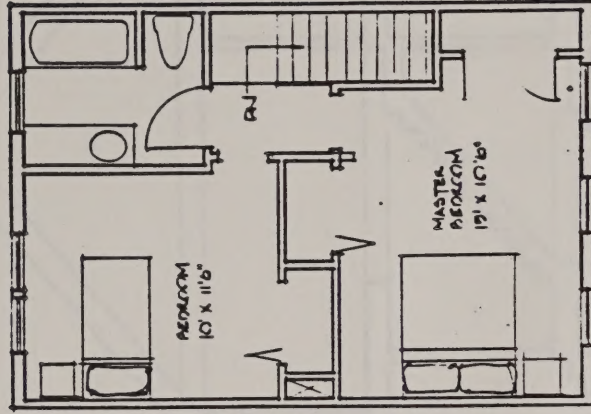
REVISION:



FIRST FLOOR



BASEMENT



SECOND FLOOR

2 BEDROOM SINGLE FAMILY - PLANS

PROPOSAL FOR
PARCEL C-2A1

CHARLESTOWN, MASSACHUSETTS 02128



CHARLESTOWN ECONOMIC DEVELOPMENT CORPORATION

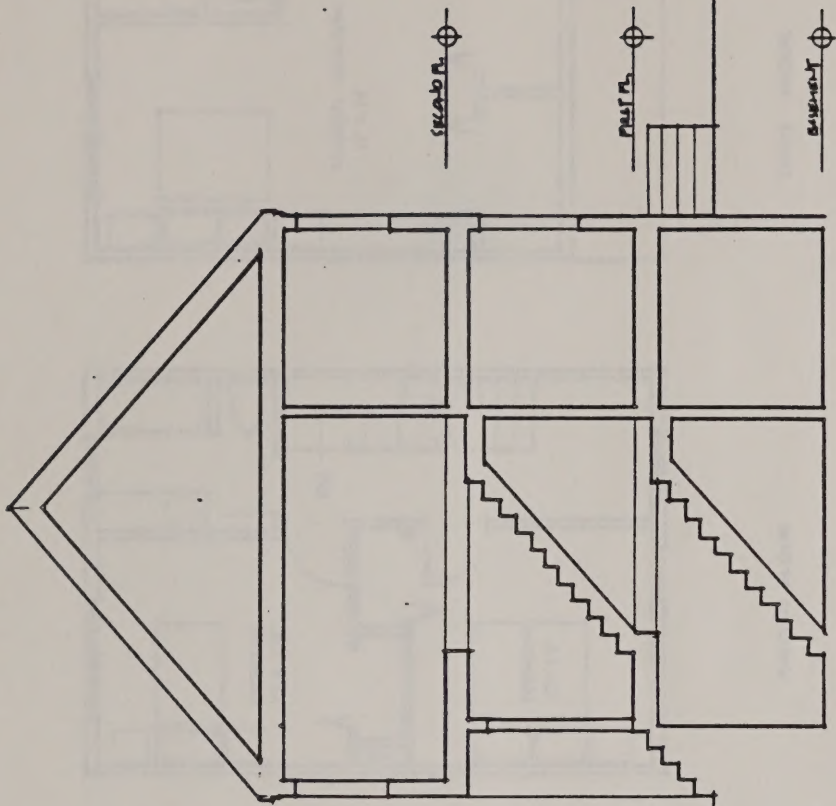
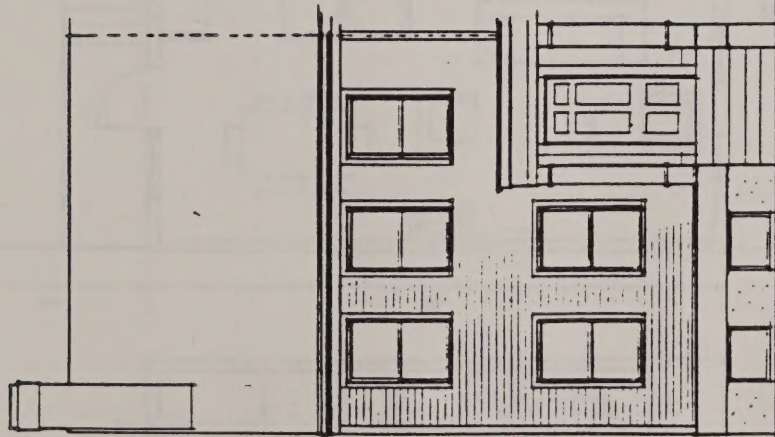
DATE: 6 NOVEMBER 1986

SCALE: 1/4" = 1'-0"

REVISION:

DWG. NO.

6



2 BEDROOM SINGLE FAMILY - ELEVATION AND SECTION

PROPOSAL FOR
PARCEL C-2A1

CHARLESTOWN, MASSACHUSETTS 02128

NOTES:

DATE: 8 NOVEMBER 1988

SCALE: 1/4" = 1'-0"

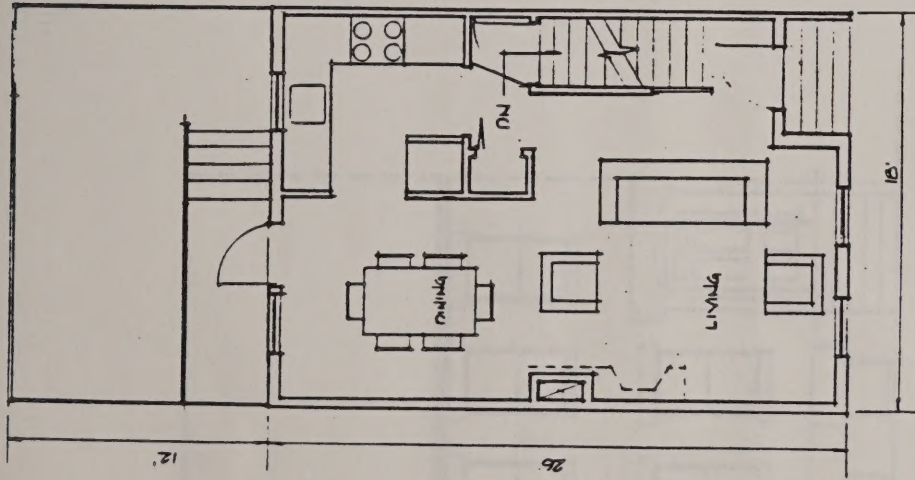
REVISION:



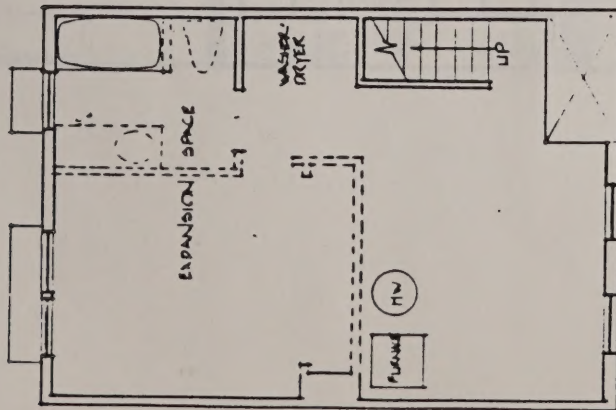
CHARLESTOWN ECONOMIC DEVELOPMENT CORPORATION

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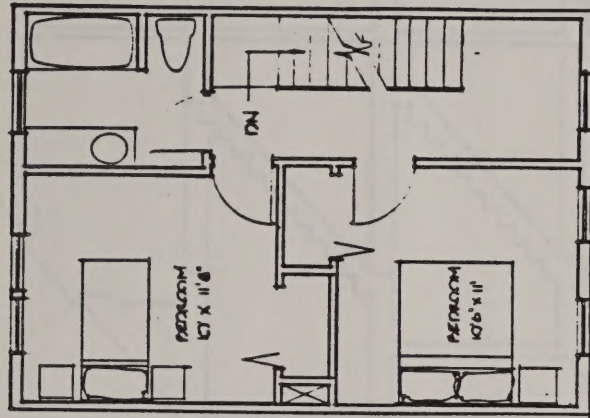
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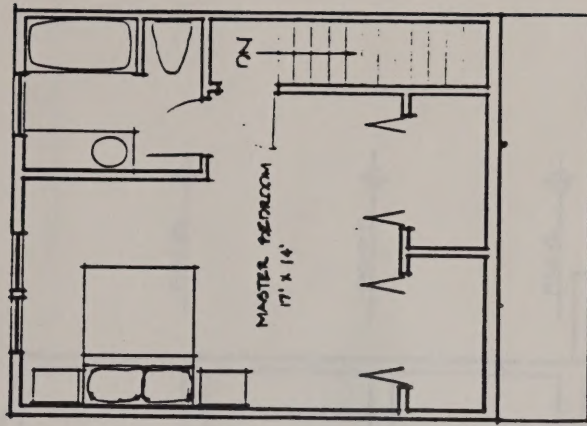
FIRST FLOOR



BASEMENT



SECOND FLOOR



THIRD FLOOR

3 BEDROOM SINGLE FAMILY - PLANS

PROPOSAL FOR
PARCEL C-2A1

CHARLESTOWN, MASSACHUSETTS 02129

CHARLESTOWN ECONOMIC DEVELOPMENT CORPORATION

REVISION

DATE

BY

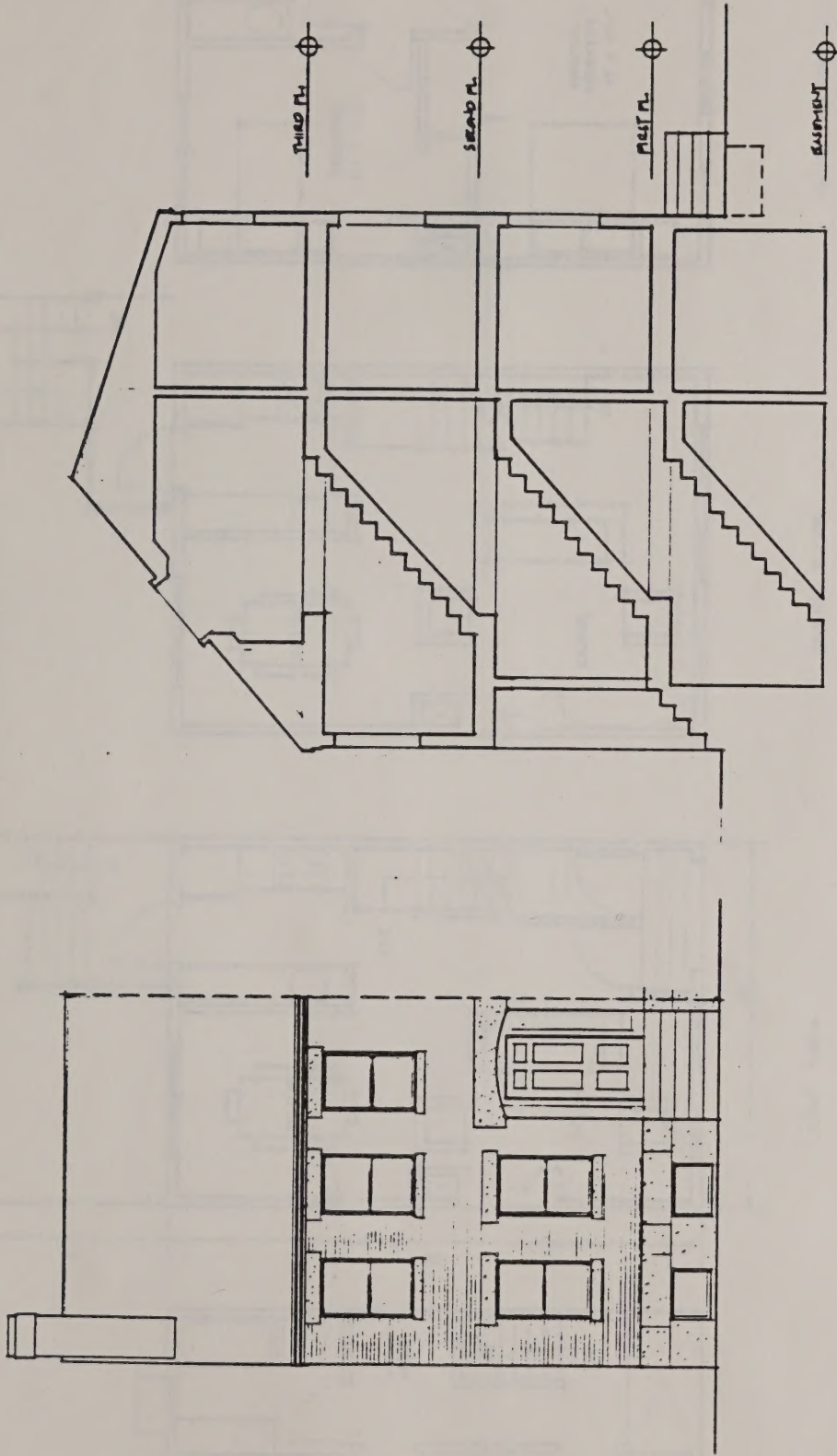
SCALE

REVISION

ENC. NO.



8



3 BEDROOM SINGLE FAMILY - ELEVATION AND SECTION

DATE: 6 NOVEMBER 1988

SCALE: 1/4" = 1'-0"

REVISION:

PROJECT:

PROPOSAL FOR
PARCEL C-2A1

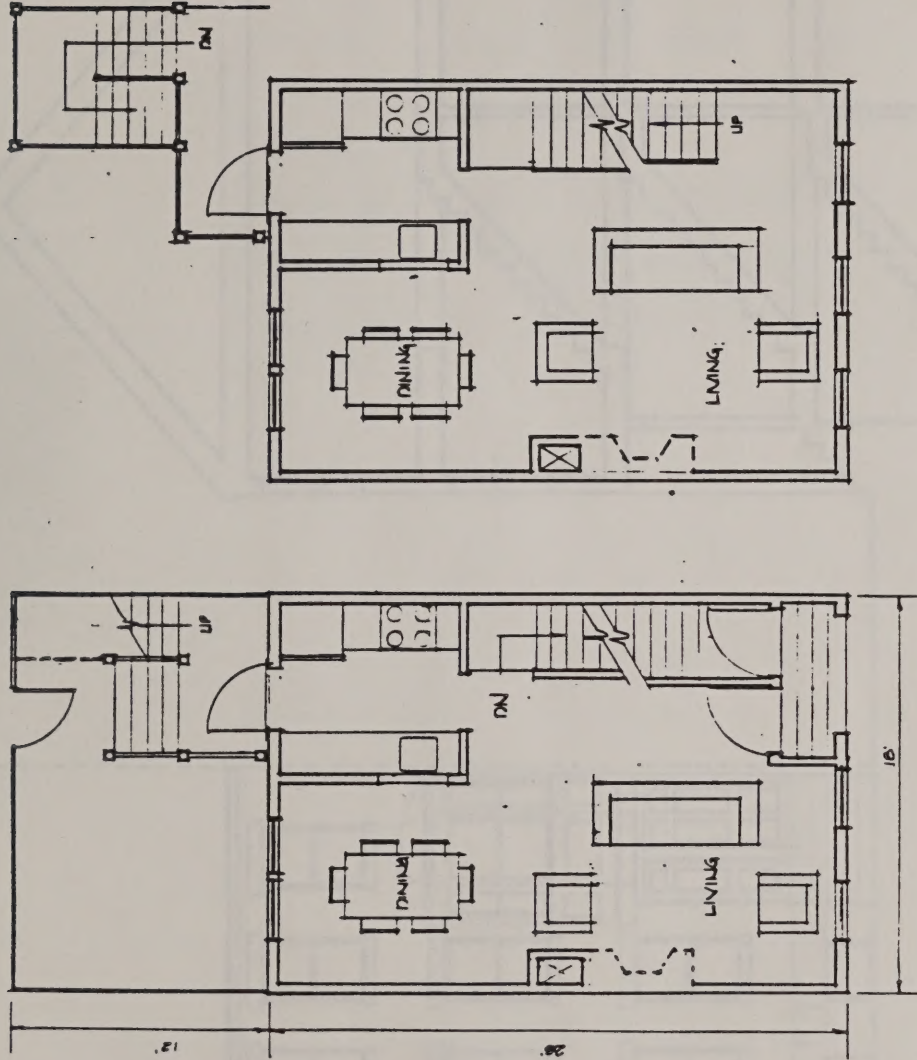
CHARLESTOWN, MASSACHUSETTS 02179



CHARLESTOWN ECONOMIC DEVELOPMENT CORPORATION

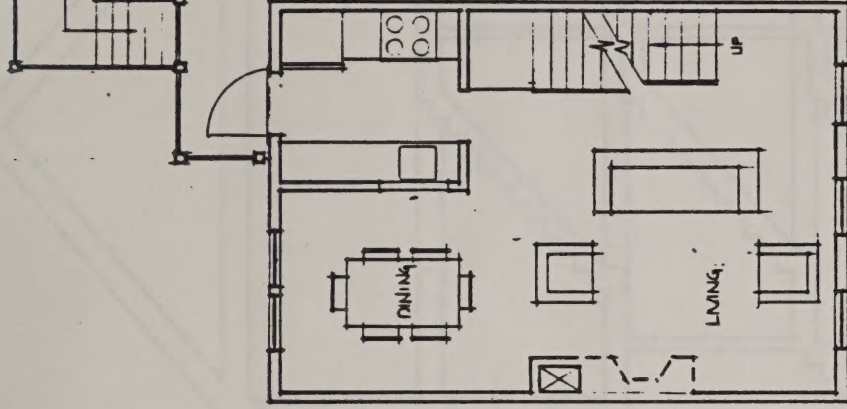
DWG. NO.

9

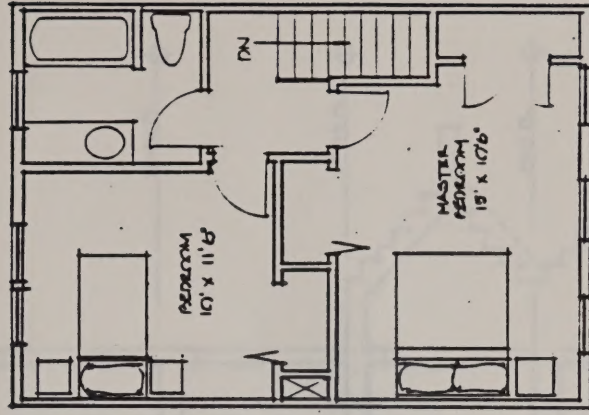


PASADENA

FIRST FLOOR



SECOND FLOOR



THIRD FLOOR

TWO FAMILY - PLANS

PROPOSAL FOR
PARCEL C-2A1

CHARLESTOWN, MASSACHUSETTS 02128

MODIFIED:

DATE: 5 NOVEMBER 1986

SCALE: 1/4" = 1' 0"

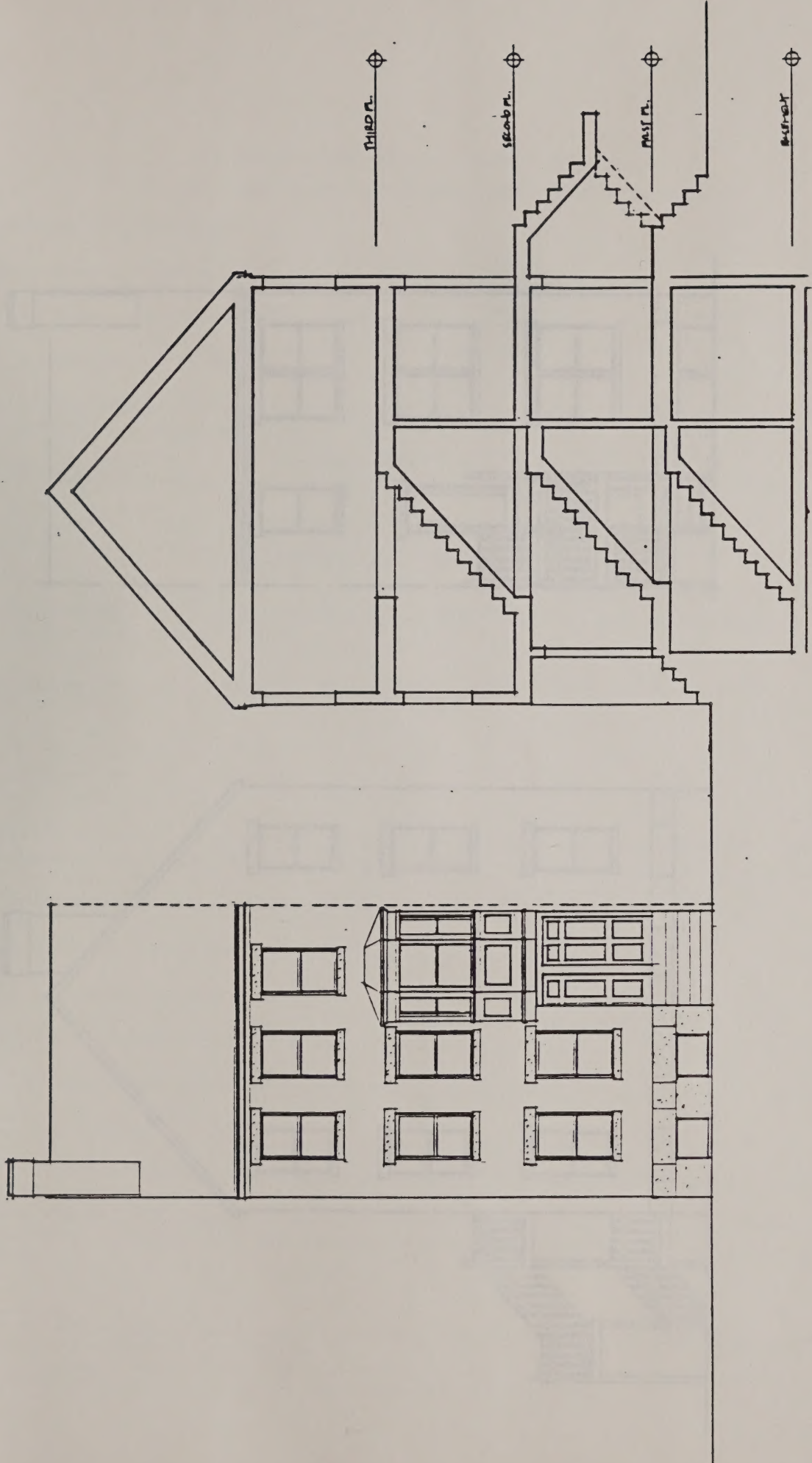
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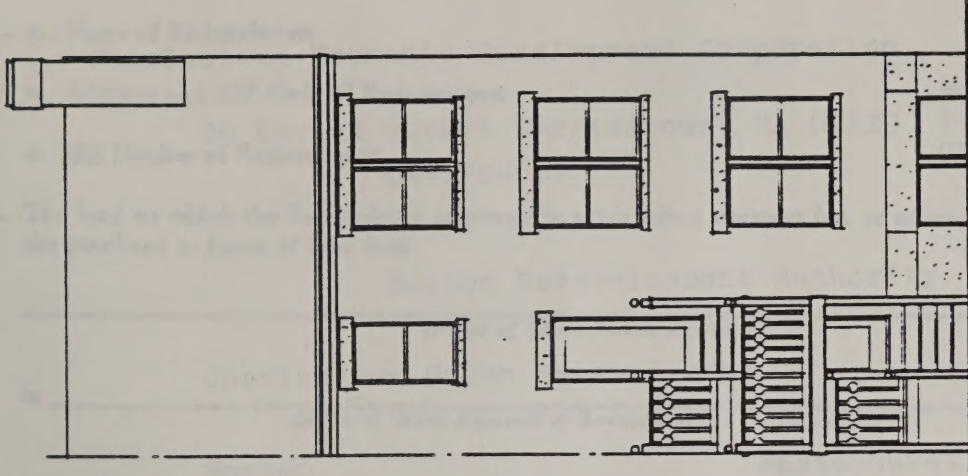
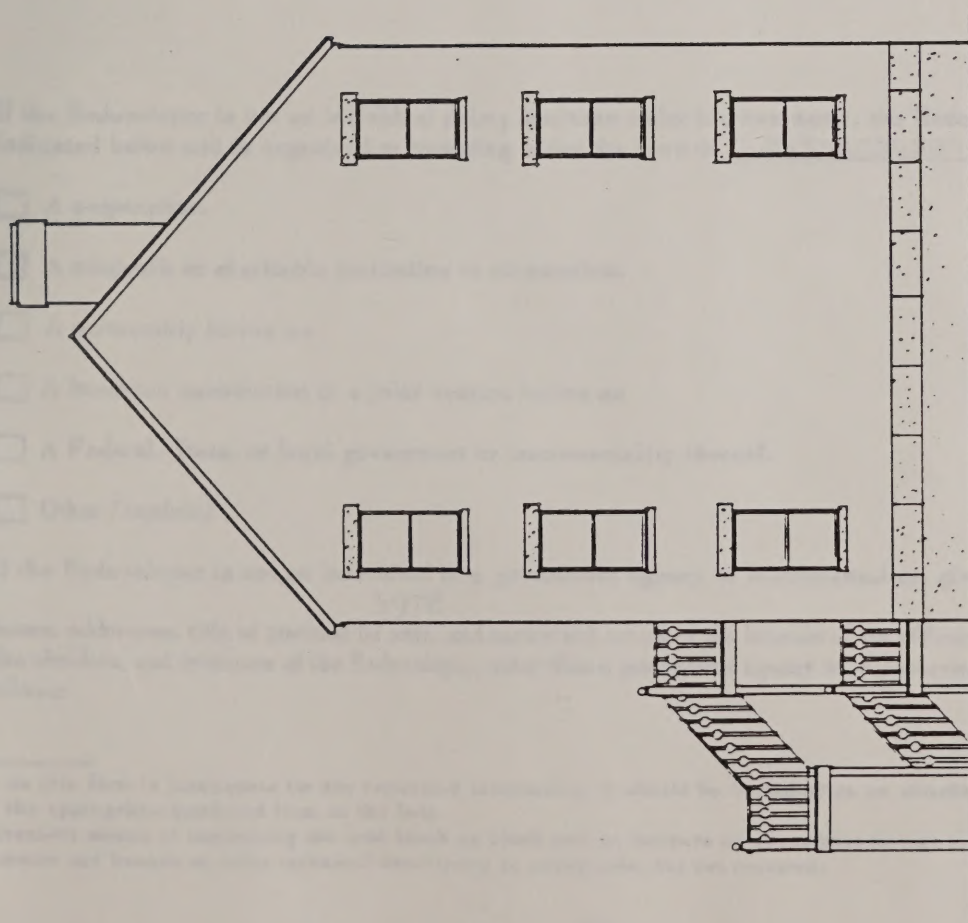
CHARLESTOWN ECONOMIC DEVELOPMENT CORPORATION

ONE SET

10



TWO FAMILY - FRONT ELEVATION AND CROSS SECTION



TWO FAMILY - END AND REAR ELEVATIONS

DATE
1/1/11

SCALE
1/4" = 1'

REVISIONS

BOOK 11

PROPOSAL FOR
PARCEL C-2A1

CHARLESTOWN, MASSACHUSETTS 02128

CHARLESTOWN ECONOMIC DEVELOPMENT CORPORATION



DWG. NO.

12

PART I - REDEVELOPER'S STATEMENT FOR PUBLIC DISCLOSURE¹

A. REDEVELOPER AND LAND

1. a. Name of Redeveloper:

Charlestown Economic Development Corporation

b. Address and ZIP Code of Redeveloper:

20 Devens Street Charlestown, MA 02129

c. IRS Number of Redeveloper:

04-2704682

Mailing Address:

P.O. Box 20

Charlestown, MA 02129

2. The land on which the Redeveloper proposes to enter into a contract for, or understanding with respect to, the purchase or lease of land from

Boston Redevelopment Authority

(Name of Local Public Agency)

Charlestown Urban Renewal Area

in

(Name of Urban Renewal or Redevelopment Project Area)

Boston

Massachusetts

in the City of _____, State of _____.

is described as follows²Parcel C-2A1, between Main Street and Rutherford Avenue
in Charlestown3. If the Redeveloper is not an individual doing business under his own name, the Redeveloper has the status indicated below and is organized or operating under the laws of Massachusetts:☐ A corporation.☒ A nonprofit or charitable institution or corporation.☐ A partnership known as☐ A business association or a joint venture known as☐ A Federal, State, or local government or instrumentality thereof.☐ Other (explain)

4. If the Redeveloper is not an individual or a government agency or instrumentality, give date of organization:

1978

5. Names, addresses, title of position (if any), and nature and extent of the interest of the officers and principal members, shareholders, and investors of the Redeveloper, other than a government agency or instrumentality, are set forth as follows:

¹If space on this form is inadequate for any requested information, it should be furnished on an attached page which is referred to under the appropriate numbered item on the form.²Any convenient means of identifying the land (such as block and lot numbers or street boundaries) is sufficient. A description by metes and bounds or other technical description is acceptable, but not required.

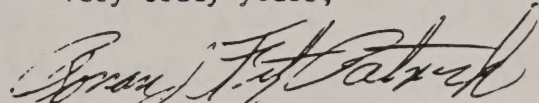
January 9, 1987

Mr. Stephen Coyle, Director
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201

Dear Director Coyle:

Please be advised that the Charlestown Neighborhood Council at its January 8, 1987 meeting endorsed the Charlestown Economic Development Corporation as developer for Parcel 2C. This parcel is boarded by Main, Baldwin, Allen Streets and Rutherford Avenue. Additionally, the timeframe for obtaining financing and building permits should be one of reasonability.

Very truly yours,



Ronan J. FitzPatrick
Acting President
Charlestown Neighborhood
Council

XC: John Tobin

To: Boston Redevelopment Authority
Charlestown Economic Development Corporation

The Committee For Affordable Homes would like to Support the proposal submitted by the Charlestown Economic Development Corporation for Parcel C-2.

This Committee recognizes that of the three proposals presented, the proposal by EDC best addresses the needs for affordable homes in Charlestown.

The Committee also feels that the proposal by EDC Reflects, the very strong desire from this Community, for Single Family Homes as opposed to Condominium Style housing.

We urge the Boston Redevelopment Authority to accept the proposal by the Charlestown Economic Development Corporation for Parcel C-2.

Sincerely,
Julia Rodriguez
Julia Rodriguez
Chairman
Committee For Affordable
Housing



CHARLESTOWN PRESERVATION SOCIETY, INC.
P.O. Box 201, Charlestown, Mass. 02129

January 5, 1987

Robert L. Farrell, Chairman
Boston Redevelopment Authority
Parker, Colter, Daley, and White
1 Beacon Street
Boston MA 02108

Dear Mr. Farrell,

At the Charlestown Preservation Society's regular meeting on Sunday, December 7, 1986, a series of proposals for development of Parcel C-2A were presented. The purpose of the meeting was to give representatives of the four competing proposals an opportunity to address the CPS membership and to answer questions about their respective projects. The four development teams include: Rutherford Reality Trust, Patriots Row Limited Partnership, McCormack Development Corporation, and the Charlestown Economic Development Corporation. All four sought an endorsement from the Preservation Society.

Subsequent to the meeting, the trustees met to consider a recommendation for endorsement based on six criteria:

- How many units will be built, and at what size and mix?
- Who will own these units? Would they be apartments, condominiums, or individual houses?
- Is the proposed design compatible with the surrounding residential neighborhood in terms of size, setting, and materials?
- How does the project integrate with the commercial aspects of the area?
- How experienced is the project team?
- To what extent can the project team demonstrate that its proposal reflects the wishes and needs of the Charlestown community?

After discussion of these issues, the trustees voted to recommend that the CPS endorse the proposal submitted by the Charlestown Economic Development Corporation (EDC). An independent evaluation by the design review committee also supports this recommendation. It should be noted that of the trustees present, only six voted. The vote was unanimous. Four other trustees disqualified themselves from voting: John Tobin, Eric Philippi, Stephen Spinetto, and Dan Kovacevic.

We feel that the EDC's proposal is the most appropriate for the following reasons:

- While all the projects produce approximately the same number of units, the EDC proposal has substantially more in the affordable range (under \$80,000).
- The EDC project will result in individually owned and occupied houses, not condominiums.
- The EDC's design is most compatible with the existing wood frame and brick rowhouse character of the neighborhood.
- The EDC proposal successfully buffers the residential development from commercial traffic on Rutherford Avenue and, through a land swap with a commercial abuttor, actually gains space on Main Street for additional houses.
- The EDC has successfully developed other properties in Charlestown including the Mary Colbert Apartments and the Charlestown Five Cent Saving Bank.
- The members of the EDC team are Charlestown residents who have actively sought out community opinion and used this as the basis for their proposal.

This recommendation was presented to the members in our January Newsletter, discussed at the regular meeting held on January 4th, and voted in the affirmative.

THE FLATLEY COMPANY

In sum, the trustees and members of the Charlestown Preservation Society strongly recommend the proposal which the EDC has submitted for Parcel C-2A. We urge the BRA to designate the EDC as developers so that this project can get underway.

Submitted on behalf of the Charlestown Preservation Society:

James W. Bradley Deborah Peruzzi
Alice Loxley Virginia Casey
Kathryn Downing Gnette Rice

cc: Joseph J. Walsh, Vice Chairman

James K. Flaherty, Treasurer

Clarence J. Jones

Michael F. Donlan, Esq.

Kane Simonian, Secretary

Stephen Coyle

Larry Brophy

THE FLATLEY COMPANY

Fifty Braintree Hill Office Park • Braintree, Massachusetts 02184 • 617/848-2000

Mark A. Donovan
Vice President
Real Estate Development

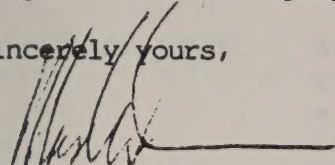
January 15, 1987

To Whom It May Concern:

This will confirm that The Flatley Company has agreed to contribute consulting services to the Charlestown Economic Development Corporation in connection with their proposal for the redevelopment of parcel C-2A1 in Charlestown in order to assist them in the financing, development, construction and marketing of the proposed redevelopment.

We have reviewed the proposal which calls for the construction of 39 units of housing along Main Street almost directly across from our Schrafft Center. We believe that it will be an asset to the area and look forward to working with the Charlestown Economic Development Corporation in bringing this proposal to fruition.

Sincerely yours,



Mark A. Donovan

MAD/vmm

Mutual Bank

Charlestown Economic Development Corporation
C/O Krapf Associates
179 South Street
Boston, MA 02111

February 13, 1987

RE: Mass Project R-55, Charlestown

Dear Ms. Krapf:

We are pleased to advise you that your proposal for a mortgage loan on the Property was approved by the Bank's Board of Investment. Upon review of the transaction with Bank counsel, a full commitment letter will be issued expanding on the following general terms:

BORROWER: Charlestown Economic Development Corp.

LOAN AMOUNT: \$3,287,100

TERM TO MATURITY: Twelve (12) months; Interest only

INTEREST RATE: The Loan shall bear interest at a fixed rate of nine and one half (9 1/2%) percent during the term of the loan.

ORIGINATION FEE: An origination fee of one and one half (1 1/2%) percent of the loan amount will be due at closing.

PURPOSE OF LOAN: Acquisition, development and construction of 33 townhouses and six 2-family dwellings for sale as both affordable housing and market pricing.

BANK'S COUNSEL: Disbursement of the loan proceeds is conditioned on the prior approval of all documents by the Bank's counsel.

Charles J. Royleotis
Rubin and Ruben
3 Center Street
Boston, MA 02108
(617) 452-4411

The mortgage per shall be subject to such conditions as may be imposed by the Bank.

Sincerely yours,

PART II - REDEVELOPER'S STATEMENT OF QUALIFICATIONS AND FINANCIAL RESPONSIBILITY

(For Confidential Official Use of the Local Public Agency and the Department of Housing and Urban Development. Do Not Transmit to HUD Unless Requested or Item 8b is Answered "Yes.")

1. a. Name of Redeveloper:

Charlestown Economic Development Corporation

b. Address and ZIP Code of Redeveloper:

20 Devens Street Charlestown, MA 02129

2. The land on which the Redeveloper proposes to enter into a contract for, or understanding with respect to, the purchase or lease of land from

Boston Redevelopment Authority

(Name of Local Public Agency)

in Charlestown Urban Renewal Area

(Name of Urban Renewal or Redevelopment Project Area)

in the City of Boston

State of Massachusetts

is described as follows:

Parcel C-2A1 between Main Street and Rutherford Avenue
in Charlestown

3. Is the Redeveloper a subsidiary of or affiliated with any other corporation or corporations or any other firm or firms?

☐ YES ☒ NO

If Yes, list each such corporation or firm by name and address, specify its relationship to the Redeveloper, and identify the officers and directors or trustees common to the Redeveloper and such other corporation or firm.

4. a. The financial condition of the Redeveloper, as of December 31, 1985, is as reflected in the attached financial statement.

(NOTE: Attach to this statement a certified financial statement showing the assets and the liabilities, including contingent liabilities, fully itemized in accordance with accepted accounting standards and based on a proper audit. If the date of the certified financial statement precedes the date of this submission by more than six months, also attach an interim balance sheet not more than 60 days old.)

b. Name and address of auditor or public accountant who performed the audit on which said financial statement is based:

John F. Lane, Jr., C.P.A.

6 Pearl Street Extension

Beverly, Massachusetts 01915

5. If funds for the development of the land are to be obtained from sources other than the Redeveloper's own funds, a statement of the Redeveloper's plan for financing the acquisition and development of the land:

The Charlestown Economic Development Corporation is requesting that the parcel be transferred for \$1.00; this will provide a subsidy to make 18 of the units affordable. Front money loans will be obtained from government sources. Conventional construction financing will be sought for the development of the land.

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

PART II - REDEVELOPER'S STATEMENT OF QUALIFICATIONS AND FINANCIAL RESPONSIBILITY

6. Sources and amount of cash available to Redeveloper to meet equity requirements of the project

a. In banks:

NAME, ADDRESS, AND ZIP CODE OF BANK

AMOUNT
\$

government sources

b. By loans from ~~affiliated or associated corporations or firms:~~

NAME, ADDRESS, AND ZIP CODE OF SOURCE

AMOUNT

CEDAC 8 Winter Street Boston, MA 02108

\$23,400

Mass Housing Partnership 100 Cambridge St
Boston, MA 02202

40,000

c. By sale of readily salable assets:

DESCRIPTION

MARKET VALUE

MORTGAGE

99 year lease payment
from L.W. Mian

\$66,600

\$

7. Names and addresses of bank references:

Charlestown Cooperative Bank 250 Main Street Charlestown

8. a. Has the Redeveloper or (if any) the parent corporation, or any subsidiary or affiliated company, or said parent corporation, or any of the Redeveloper's officers or principal holders or investors, or other interested parties (as listed in the responses to Items 5, 6 Redeveloper's Statement for Public Disclosure and referred to herein as "principals of the Redeveloper") been adjudged bankrupt, either voluntary or involuntary, within the past 10 years? ☐

If Yes, give date, place, and under what name.

b. Has the Redeveloper or anyone referred to above as "principals of the Redeveloper" been or convicted of any felony within the past 10 years? ☐ YES ☐ NO

If Yes, give for each case (1) date, (2) charge, (3) place, (4) Court, and (5) action taken. explanation deemed necessary.

9. a. Undertakings, comparable to the proposed redevelopment work, which have been completed by the Redeveloper or any of the principals of the Redeveloper, including identification and brief description of each project and date of completion:

Mary Colbert Apartments. Completion: 1978. 30 units of elderly housing, substantial rehabilitation of the former Harvard housing, financed and subsidized by the U.S. Department of Housing and Urban Development.

PART II - REDEVELOPER'S STATEMENT OF QUALIFICATIONS AND FINANCIAL RESPONSIBILITY (Continued)

- b. If the Redeveloper or any of the principals of the Redeveloper has ever been an employee, in a supervisory capacity, for construction contractor or builder on undertakings comparable to the proposed redevelopment work, name of such employee, name and address of employer, title of position, and brief description of work:

10. Other federally aided urban renewal projects under Title I of the Housing Act of 1949, as amended, in which the Redeveloper or any of the principals of the Redeveloper is or has been the redeveloper, or a stockholder, officer, director or trustee, or partner of such a redeveloper:

11. If the Redeveloper or a parent corporation, a subsidiary, an affiliate, or a principal of the Redeveloper is to participate in the development of the land as a construction contractor or builder:

- a. Name and address of such contractor or builder:

- b. Has such contractor or builder within the last 10 years ever failed to qualify as a responsible bidder, refused to enter into a contract after an award has been made, or failed to complete a construction or development contract?

☐ YES ☐ NO

If Yes, explain:

- c. Total amount of construction or development work performed by such contractor or builder during the last three years: \$ _____.

General description of such work:

- d. Construction contracts or developments now being performed by such contractor or builder:

IDENTIFICATION OF
CONTRACT OR DEVELOPMENT

LOCATION

AMOUNT
\$

DATE TO BE
COMPLETED

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

Form Approved
OMB No. 63R-0867

PART II - REDEVELOPER'S STATEMENT OF QUALIFICATIONS AND FINANCIAL RESPONSIBILITY (Continued)

e. Outstanding construction-contract bids of such contractor or builder:

AWARDING AGENCY

AMOUNT

DATE OPENED

\$

12. Brief statement respecting equipment, experience, financial capacity, and other resources available to such contractor or builder for the performance of the work involved in the redevelopment of the land, specifying particularly the qualifications of the personnel, the nature of the equipment, and the general experience of the contractor:

13. a. Does any member of the governing body of the Local Public Agency to which the accompanying bid or proposal is being made or any officer or employee of the Local Public Agency who exercises any functions or responsibilities in connection with the carrying out of the project under which the land covered by the Redeveloper's proposal is being made available, have any direct or indirect personal interest in the Redeveloper or in the redevelopment or rehabilitation of the property upon the basis of such proposal? ☐ YES ☒ NO

If Yes, explain.

- b. Does any member of the governing body of the locality in which the Urban Renewal Area is situated or any other public official of the locality, who exercises any functions or responsibilities in the review or approval of the carrying out of the project under which the land covered by the Redeveloper's proposal is being made available, have any direct or indirect personal interest in the Redeveloper or in the redevelopment or rehabilitation of the property upon the basis of such proposal? ☐ YES ☒ NO

If Yes, explain.

14. Statements and other evidence of the Redeveloper's qualifications and financial responsibility (other than the financial statement referred to in Item 4a) are attached hereto and hereby made a part hereof as follows:
See sections on Development Team and Organization Information

CERTIFICATION

I (We) Charlestown Economic Development Corporation

certify that this Redeveloper's Statement of Qualifications and Financial Responsibility and the attached evidence of the Redeveloper's qualifications and financial responsibility, including financial statements, are true and correct to the best of my (our) knowledge and belief.²

Dated: November 2, 1986

Dated: November 2, 1986

[Signature]
Signature

Secretary

Title

[Signature]
Signature

President

Title

84 Bartlett Street Charlestown, MA 02129

Address and ZIP Code

427 Bunker Hill St Charlestown, MA

Address and ZIP Code 02129

¹ If the Redeveloper is a corporation, this statement should be signed by the President and Secretary of the corporation; if an individual, by such individual; if a partnership, by one of the partners; if an entity not having a president and secretary, by one of its chief officers having knowledge of the financial status and qualifications of the Redeveloper..

² Penalty for False Certification: Section 1001, Title 18, of the U.S. Code, provides a fine of not more than \$10,000 or imprisonment of not more than five years, or both, for knowingly and willfully making or using any false writing or document, knowing the same to contain any false, fictitious or fraudulent statement or entry in a matter within the jurisdiction of any Department

DEVELOPER'S STATEMENT OF QUALIFICATIONS
AND FINANCIAL RESPONSIBILITY (FORM 2) (page 1 of 4)

1. Name and address of developer:
Charlestown Economic Development Corporation
20 Devens Street Charlestown, MA 02129
2. Is the developer or any other member of the joint venture a subsidiary of or affiliated with any other corporation or corporations or any other firm or firms.
YES: _____ NO: X
If yes, explain _____
3. a. The financial condition of the developer, as of December 31, 1985 is as reflected in the attached financial statement.

NOTE: Attach to this statement a financial statement FOR EACH GENERAL PARTNER showing the assets and the liabilities, including contingent liabilities, fully itemized in accordance with accepted accounting standards and based on a proper audit. If the date of the financial statement precedes the date of this submission by more than six months, also attach an interim balance sheet not more than 60 days old. These statements will be held in strict confidence.

- b. Name and address of auditor or public accountant who performed audit on which said financial statement is based.

John F. Lane, Jr., C.P.A. 6 Pearl Street Extension

4. If funds for the development of the project are to be from sources other than the developer's own funds, please state the developer's plan for financing the acquisition and development of the project:

Front money loans from the Community Economic Development Assistance Corporation, the Massachusetts Housing Partnership; up front lease payments from L.W. Mian Company and construction financing for the remainder. The redeveloper is requesting that the Boston Redevelopment Authority transfer the land for \$1.00.

5. Sources and amount of cash available to developer to meet up-front costs of the proposed undertaking:

- a. In banks:

Name, address & zip code of bank

Amount

\$

government sources:

b. ~~By loans from affiliated or associated corporations of firms:~~

<u>Name, address & zip code of source</u>	<u>\$ Amount</u>
CEDAC 8 Winter Street Boston, MA 02108	\$23,400

Mass Housing Partnership 100 Cambridge Street Boston, MA 02202	\$40,000
--	----------

c. By sale of readily salable asset

<u>Description</u>	<u>Market Value</u>	<u>Mortgage or liens</u>
99 year lease payment from L.W. Mian	\$ 66,600	\$

6. Name and addresses of bank references:

Charlestown Cooperative Bank 250 Main Street Charlestown, MA
02129

7. Has the developer or (if any) the corporation, or any subsidiary or affiliated corporation of the developer or said parent corporation, or any of the developer's officers or principal members, shareholders or investors, or other interested parties been adjudged bankrupt, either voluntary or involuntary, within the past ten years?

YES: _____ NO: X

If yes, give the date, place and under what name.

8. a. Undertakings, comparable to the proposed development work, which have been completed by the developer, including identification and brief description of each project and date of completion:

Mary Colbert Apartments: 30 units of elderly housing, completed in 1978. Substantial rehabilitation/reuse of the former Harvard School; financed and subsidized by the U.S. Department of Housing and Urban Development.

b. If the developer or any of the principals of the developer has ever been an employee in a supervisory capacity for a construction contractor or builder or undertaking comparable to the proposed development work, name of such employee, name and address of employer, title of position, and brief description of work:

9. If the developer or a parent corporation, a subsidiary, an affiliate, or a principal of the developer is to participate in the development of the land as a construction contractor or builder:

a. Name and address of such contractor or builder:

- b. Has such contractor or builder within the last ten years ever failed to qualify as a responsible bidder, refused to enter into a contract after an award has been made, or failed to complete a construction or development contract?

YES _____

NO _____

If yes, explain:

- c. Total amount of construction or development work performed by such contractor or builder during the last three years:

\$ _____

General description of such work:

- d. Construction contracts or developments now being performed by such contractor or builder:

Identification of
Contract or Development
and Location

Amount
\$

Date to be
Completed

- e. Outstanding construction contract bids of such contractor or bidder:

Awarding Agency

Amount

Date opened

10. Brief statement respecting equipment, experience, financial capability, and other resources available to such contractor or builder for the performance of the work involved in the development of the land, specifying particularly the qualifications of the personnel, the nature of the equipment, and the general experience of the contractor:
11. Statement and other evidence of the developer's qualifications and financial responsibility (other than the financial statement referred to in Item (3) are attached hereto and hereby made a part hereof as follows:
- In addition to the development team composed of Charlestown professionals assembled for this project, the EDC's Board of Directors is diverse and includes professionals and community activists pledged to the development of affordable housing in Charlestown. (See attached listing.)
12. If the developer, any employee of the developer or any party holding a financial interest in the development is now a City of Boston employee or has been at any time in the year preceding this date, please list the person(s)'s name, position held, or financial interest in the development entity, City of Boston position, and if not currently employed by the City, the last date of City employment.
13. List the address(es) of all other properties that the owner(s) or principals of the proposed project owns in the City of Boston:

Mary Colbert Apartments
20 Devens Street
Charlestown, MA 02129

CERTIFICATION

Charlestown
Economic Development Corp
I/We, _____, certify that this Developer's
Statement of Qualifications and Financial Responsibility and the
attached evidence of the developer's qualifications and financial
responsibility, including financial statements, are true and correct
to the best of my/our knowledge and belief.

Dated November 2, 1986

Signature

Secretary

84 Bartlett Street Charlestown, MA

Address & Zip Code

Dated November 2, 1986

Signature

President

427 Bunker Hill Street
02129 Charlestown, MA 02129

Address & Zip Code

DISCLOSURE STATEMENT

Any person submitting a development proposal to the City of Boston must truthfully complete this statement and submit it prior to being formally designated for any project.

1. Do any of the principals owe the City of Boston any monies for incurred real estate taxes, rents, water and sewer charges or other indebtedness? No

2. Are any the principals employed by the City of Boston? If so, in what capacity (Please include name of agency or department and position held in that agency or department). No

3. Have any of the principals previously owned any real estate? If so, when, and what type of property? Yes
Charlestown Savings Bank building, 1978, commercial

4. Were any of the principals ever the owners of any property upon which the City of Boston foreclosed for his/her failure to pay real estate taxes or other indebtedness? No

5. Have any of the principals ever been convicted of any arson related crimes, currently under indictment for any such crimes? No

6. Have any of the principals been convicted of violating any law, code, statute or ordinance regarding conditions of human habitation within the last three (3) years? No

SIGNED UNDER THE PAINS AND PENALTIES OF PERJURY THIS
5th Day of November, 19 86

SIGNATURE: 

ADDRESS: 427 Bunker Hill Street Charlestown, MA 02129

MEMORANDUM

February 19, 1987

TO: Boston Redevelopment Authority and
Stephen Coyle, Director

FROM: John R. Leigh, Assistant Director
Harbor Planning and Development and
James F. English, Deputy Director, and
Lawrence E. Brophy, Senior Planner

SUBJECT: Charlestown Urban Renewal Area
Mass. Project R-55, Parcel C-2A1
Tentative Designation of Charlestown Economic
Development Corporation

Disposition Parcel C-2A1 is located on approximately 56,940 square feet of land near Sullivan Square, Charlestown. The parcel is bounded by Main Street, Baldwin Street, Rutherford Avenue and the easterly property line of Louis Mian at 545 Rutherford Avenue. The parcel is currently vacant land with the exception of Liberty Bell Grocers who occupy an Authority-owned building on the westerly edge of the property. Liberty Bell was previously designated developer on Parcel P-15-C2 and will relocate off the C-2A1 site during the coming summer.

The Authority granted permission to advertise for developer interest on May 15, 1986. The Request for Proposals was prepared by BRA staff and reviewed by the Charlestown Neighborhood Council. Minor revisions were suggested by the Council, the RFP was revised and issued on September 18, 1986. The availability of the RFP was advertised in both the Boston Globe and Charlestown Patriot.

Four proposals were submitted on November 6, 1986. These proposals are from Charlestown Economic Development Corporation, McCormack Development Corporation, Patriots Row Development Corporation, and Rutherford Realty Trust.

Authority staff have completed a detailed evaluation of all four proposals and determined that the proposal submitted by the Charlestown Economic Development Corporation best responds to the criteria for selection contained in the kit. The Charlestown Economic Development Corporation proposes to construct 39 fee simple dwelling units of which 18 will be sold at affordable prices as defined by MHFA Standards i.e. it is anticipated that the affordable units will sell from between \$60,750 and \$74,600. The total development cost of this project will be \$3,898,000 and total build out is projected at sixteen months.

The Charlestown Economic Development Corporation has submitted a Letter of Commitment from the Mutual Bank in the amount of \$3.3 million, a copy of which is attached. William Lamb, a Charlestown resident with extensive experience in housing design, will serve as project architect. Additionally, the EDC has acquired the pro bono services of Mr. Mark Donovan, a Vice President of the Flatley Company, who will provide technical assistance as required. The EDC has received and forwarded to the Authority numerous letters of support from abutters and community organizations, including the Charlestown Neighborhood Council and the Charlestown Preservation Society.

It is for these reasons of sound financing, a well articulated and attractive design, fee simple unit ownership, the experience of the development team, provision of pro bono technical assistance and widespread community support that it is felt that Charlestown Economic Development Corporation has submitted the proposal most responsive to the Request for Proposal.

It is therefore recommended that the Charlestown Economic Development Corporation be granted Tentative Designation as redevelopers of Parcel C-2A1 in the Charlestown Urban Renewal Area.

An appropriate resolution is attached.



RENEWAL DISPOSITION PARCEL

CHARLESTOWN



C-2A-1

CAMBRIDGE

SOMERVILLE